



# REGENT'S VIEW

ON THE CANAL



Regent's View sits on the edge of the historic Regent's Canal in Bethnal Green, offering one, two and three bedroom apartments, moments from London's vibrant Broadway Market. Perfectly placed in Zone 2, the development offers excellent connectivity, with both Overground and Underground stations a short walk away.

Set within 1.75 acres of public open space and nestled between Victoria Park and London Fields, Regent's View offers the ideal balance of City bustle and urban tranquillity.

Designed by internationally acclaimed architects RSHP, Regent's View has won 'Best Future Residential Development' award at the World Architecture Festival. A truly unique scheme and architectural landmark, with the iconic gasholders remaining as a core feature of the development.

Residents enjoy exclusive access to Frameworks, an exclusive club hosting world-class amenities, including a hotel-style concierge, private lounge, screening room, co-working suites, a wellness centre, creative studio, squash court and a rooftop bar boasting panoramic views across the London skyline.

PROUD TO BE A MEMBER OF THE

**St William**  
Designed for life

 **Berkeley**  
Group



ZONE 2 LOCATION



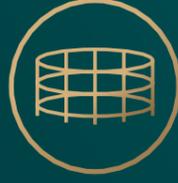
1 STOP TO LIVERPOOL STREET FROM BETHNAL GREEN



SET IN 1.75 ACRES OF PUBLIC OPEN SPACE



CANALSIDE LIVING



HOME TO ONE OF THE OLDEST SURVIVING GASHOLDER GUIDE FRAMES



EXTENSIVE RESIDENTS' ONLY FACILITIES & AMENITIES



Journey times and distances are approximate only. Source: tf.gov.uk and googlemaps.co.uk

## LOCATION

Bethnal Green E2 (Zone 2)

## LOCAL AUTHORITY

London Borough of Tower Hamlets

## TENURE

999 years leasehold

## THE DEVELOPER

St William. A proud member of the Berkeley Group, a FTSE 100 company

## BUILDING INSURANCE

- 10-year NHBC Building Warranty
- Berkeley Group two-year Customer Warranty (this covers the first two years of the ten-year policy)

## FIRST COMPLETIONS

Ready to move in

## SERVICE CHARGES

£5.95\* PSF per annum

## COUNCIL TAX BANDING

Council Tax rates for the financial year 2025/26 are currently estimated at:

Band A – £1,169.71 per annum  
Band B – £1,364.67 per annum  
Band C – £1,559.61 per annum  
Band D – £1,754.57 per annum  
Band E – £2,144.47 per annum  
Band F – £2,534.38 per annum  
Band G – £2,924.28 per annum  
Band H – £3,509.14 per annum

## GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments

## AML REQUIREMENT

- Proof of ID (Passport or Driving License)
- Proof of Address (Utility Bill or Bank Statement, dated within the last 3 months)
- Proof of Funds\*
- Source of Wealth (Confirmation of Occupation including evidence)

\*Documents accepted are: Bank Statements, Evidence of property to be sold, evidence of property sale, evidence of shareholding, evidence of investments

## MANAGING AGENT

James Andrew Residential (JAR) was established 13 years ago with core values that place communication, transparency and safety at the heart of all partnerships. Recognising that no two clients or developments are the same, their primary aim is to offer a bespoke, tailored service, whilst having the scale and financial strength to deploy industry leading technology.

## RESIDENTS' FACILITIES

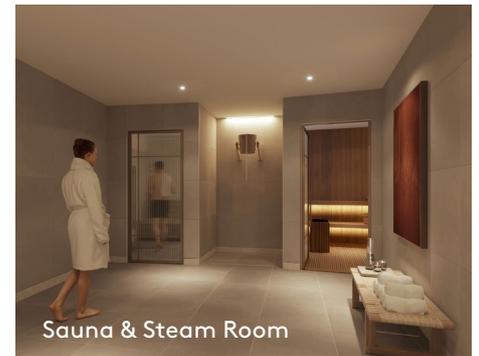
- 24-hour concierge
- Residents lounge
- Screening room
- Co-working spaces
- Creative studio
- Wellness centre
- Fitness studios
- Squash court
- Changing rooms
- Rooftop bar



Wellness Centre



Landscaped Gardens



Sauna & Steam Room



Squash Court



Creative Studio

## Marketing Suite

Regent's View, Emma Street  
Bethnal Green, E2 9AP

## Opening hours

Open Monday to Saturday - 10am-6pm  
Sundays and Bank holidays - 10am-4pm

## Call

+44(0)20 3834 0914

## Email

sales@regentsview.uk

## Web

regentsview.uk

**St William**  
Designed for life

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

**Berkeley**  
Group  
Proud member of the  
Berkeley Group

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